

<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE</b> JUSTICE CENTER: <input type="checkbox"/> Central <input type="checkbox"/> Harbor <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> West STREET ADDRESS: P.O. BOX: CITY AND ZIP CODE:	<i>FOR COURT USE ONLY</i>
PLAINTIFF:   DEFENDANT:	
<b>STIPULATION FOR ENTRY OF JUDGMENT - UNLAWFUL DETAINER</b> <input type="checkbox"/> Limited Civil <input type="checkbox"/> Over \$25,000	CASE NUMBER:

**IT IS STIPULATED** by and between the plaintiff(s): \_\_\_\_\_  
 and defendant(s): \_\_\_\_\_

- 9** that plaintiff(s) be awarded possession and forfeiture of the premises located at: \_\_\_\_\_.
- 9** and that a money judgment be granted in favor plaintiff(s) as follows:  
 \$\_\_\_\_\_ Rent & Damages, \$\_\_\_\_\_ Attorney fees, \$\_\_\_\_\_ Costs, for a  
 TOTAL SUM OF \$\_\_\_\_\_, plus interest after judgment at the legal rate.
- 9** A writ of possession is to issue forthwith, but no final lockout prior to: \_\_\_\_\_.

**9 STIPULATION FOR PAYMENTS**

Defendant agrees to pay installments of \$\_\_\_\_\_ on the \_\_\_\_\_ day of each month commencing  
 on \_\_\_\_\_ until paid in full; if any payment is more than \_\_\_\_\_ days late, the entire amount  
 will become due and payable immediately.

- 9** Judgment is to be entered immediately      **9** Judgment is only to be entered upon default in payments

**9 PLAINTIFF(S) AND DEFENDANT(S) FURTHER STIPULATE AS FOLLOWS:**

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I/we the defendant(s), understand that I/we have the right to: (1) have an attorney present; (2) notice and hearing of any default of terms of the stipulation; (3) I/we give up these rights.

Date: _____	_____ <i>PLAINTIFF/ATTORNEY</i>	_____ <i>PLAINTIFF/ATTORNEY</i>	
Date: _____	_____ <i>DEFENDANT/ATTORNEY</i>	_____ <i>DEFENDANT/ATTORNEY</i>	

**JUDGMENT IS HEREBY ORDERED ON ALL TERMS OF THE FOREGOING STIPULATION.**

Date: \_\_\_\_\_

\_\_\_\_\_  
 Judge/Commissioner of the Superior Court\*  
 (\*sign only if judgment is to be entered immediately)